

PLANNING BOARD

Minutes of February 16, 2011

Present: Arnie Rosenblatt, Chairman, Marilyn Peterman, Gordon Leedy, Sally Wilkins, Mike Dell Orfano, and Charlie Tiedemann, Planning Director

Chairman Rosenblatt called the meeting to order at 7:35 pm.

Minutes of January 5, 2011:

Line 13: Change regarded to regraded,

Line 32: Change weather to whether,

Line 167: Strike Are we working with the departments that are available,

Line 168: Strike last sentence and replace with Someone asked why we can't market goods and foodstuff here?

Line 169: Change cant to can't,

Line 177: Strike I think it's vague or not vague.

Line 242: Strike -I cant understand.

Line 263: Change undergrnd utilites to underground utilities.

Line 322: Change propose to proposed

Lots 5-46-1 Amherst Street: *Non-Residential Site Plan (NRSP) and Water Resource Management Plan (WRMP)* - Deblyn Stevens – Luongo and Care Real Estate, LLC

Arnie announced that there are waivers to consider. The Board decided to hear the application before dealing with the waiver requests.

Nicole Duquette, the engineer from TFMoran and representing Care Real Estate, introduced the participants here this evening. We are here for a Subdivision Plan, a Non-Residential Site Plan, and a Water Resources Management Plan. Previously we obtained approval for the three (3) lot subdivision plan and we are now looking at lot 5-46-1, a 15 acre lot for the Affordable Housing plan. This will be for 28 units, with five (5) buildings with 6 units and 5 units. The remaining area will be open space. The site will contain 60 parking spaces. A maintenance building and dumpster and postal drop and pick up will be located over on the northeast side. Some of the decks shown will not be built right away. Each unit will be less than 1300 square feet with no basements. The Pennichuck water line has been extended to the site and we will connect into the water line. Two (2) hydrants will service the site, and the building will have sprinklers. A new PSNH pole and underground wiring will be installed. Nicole explained also that there will be private septics, one for each building. The only impact on the rear of the site will be two (2) septics. Storm drainage will be in between the buildings with catch basins that will have oil - water separators. We have to meet NHDES Alteration of Terrain requirements. She noted the areas for swales and fore bays. The fore bays will look like a rain garden rather than a pond. All storm water is being treated and infiltrated. We are dealing with the 10, 25, and 50 year storm events.

47 Nicole continued by mentioning the lighting waivers requested and noted this is in the Residential /
48 Rural Zone and does not feel those requirements meet this project. There is also a waiver to limit light
49 levels along the sidewalks and roadways. We are asking for a 78% cutoff and want to use historic type
50 detail lighting. She then showed the Board the lighting which was the same as what was submitted to
51 the Historic District Commission and is Dark Sky approved.

52
53 Last year we asked for a waiver for increasing the landscaping in front of the buildings. We have done
54 that except for building #2. We are asking the same for the dumpster, mailbox, and maintenance
55 building.

56
57 The other waivers: environmental impact study. Traffic study – the previous elderly housing project
58 was approved for about 40 units and this will be approved for 28 units.

59
60 The waiver for water supply when the Pennichuck Water Works will be supplying the water.

61
62 The waiver for a Hydrogeological study is not needed because of the Pennichuck supply.

63
64 The waiver for the reduced tree height – we are asking for the waiver for tree height and to substitute
65 by putting more landscaping than required to make the overall landscaping more affordable. We have
66 provided a buffer for lot 5-45.

67
68 Relative for landscaping – we proposed harvest gold crab apples but are now concerned about fruit
69 falling on sidewalks and want to change the trees to prevent that from happening.

70
71 The Amherst Conservation Commission has reviewed the Water Resource Plan and sees no problem.

72
73 The signage is for contacting the management company.

74
75 Rolf Biggers is the architect for the building design. All the buildings will be identical, they are
76 mirrored because all are the open space concept for privacy. This avoids the cookie cutter row house
77 look. The changed roof lines looks like a rambling organic New England architecture. You see #1 and
78 #2 as you enter. Rolf then proceeded to show the Board the buildings. He noted he was trying to pull in
79 elements in from the Village. He showed how the Sullivan house would be in the view and making
80 sure this has a maximum amount of privacy. Rolf described the handicap access unit. All the units are
81 open space concept, first floor. Second floor with 2 bedrooms, washer dryer, all around 1100 sq. ft. All
82 are very efficient works on paper and using all materials advised by the Historic District Commission.
83 Rolf then described the materials that will be used for the units.

84 Mike asked if there will be energy efficient and Rolf said there would be rated energy star and will
85 meet the building codes because they are energy star. Rolf continued to explain the efficiency.
86 Windows are highly efficient. We are down the road to make sure its constructed the right way.

87
88 Arnie didn't feel the need for the Water Resource Management report to be read.

89
90 Gordon Leedy thinks this looks great. The architecture is affordable and is outstanding. It looks New
91 England and Amherst and I congratulate you.

92 Gordon stated he always asks about swales and he wanted to know if Nicole looked at all the options
93 for swales. Nicole's concern was to try to use American Green material in the swales a lot but there is
94 quite a steep access and they are carrying a lot of water. Robert Cruise explained why he liked rip-rap,
95 it has held up in other projects when other methods have failed. Gordon was OK with that. Gordon was
96 OK with 90% of waivers. He mentioned he was concerned by para. 8.5.5.3 and the 50' buffer and said
97 I don't think we can waive it.
98 Charlie Tiedemann looked up where it was in the Ordinance and noted that para. 8.5.3.12 says the
99 Planning Board can waive setbacks. Gordon reviewed it and then agreed. He spoke about the different
100 buildings that would have to be outside of the 50' buffer. Marilyn said it seems to her the Planning
101 Board can do the waiver.
102
103 Marilyn likes the lighting, and said it looks good and then asked if there is there a sidewalk along
104 Amherst Street? Charlie told Marilyn that this was once Route 101 and has a breakdown lane that is
105 ideal for foot traffic. Gordon asked were there any improvements required from the previous approval?
106 Nicole answered that the previous approval was for site distance requirements for improvement. We
107 were able to shift the driveway north giving us more space.
108
109 Sally thinks it needs street name. Nicole said the Board of Selectmen approved a street name. Sally
110 asked about something for a bus stop? It was explained that most kids get a ride down to the corner to
111 wait for the bus. Sally said I am OK and not worried about it.
112
113 Mike asked with the storm drainage design are you putting the pond at risk? Nicole explained about
114 the lessened flow and showed the water shed on the plan and noted it was much larger than this site.
115
116 Linda Tracey, an abutter wanted to know the affordable income and rental costs. What kind of income
117 and rental rates that will explain what kind of people will be living there? Robert Tourigny, from
118 Neighborworks explained all of the guidelines that must be met in order to be affordable.
119
120 Dan Sadowski asked about blasting? Sally Wilkins said there will be no blasting. This is a rental
121 project? Nicole, yes correct. Robert said this remains as rentals and not condos. We have a 99 year
122 land lease restriction.
123
124 Arnie asked the Board for a motion.
125
126 *Marilyn moved to approve the waivers, Sally seconded. Leedy want to amend the motion to include*
127 *that there is sufficient information to demonstrate the project is not economically feasible without*
128 *granting the waivers. Marilyn and Sally agreed to the amendment. All in favor.*
129
130 *Sally moved to approve the Water Resource Plan, Marilyn seconded. All in favor.*
131
132 *Gordon moved to accept the plan for review, Sally seconded. All in favor.*
133
134 *Marilyn moved to approve the plan, Mike seconded.*
135
136 Gordon asked what about crab apple trees.
137

138 *Marilyn added to add to the motion to note on the plan to change Harvest Crab Apple Trees, and*
139 *Mike agreed.*

140
141 Charlie noted that the Affordable Housing Documentation approval from Town Counsel is pending
142 and that the Access Easement needs additional wording, and that several small engineering changes are
143 required.

144
145 *All in favor.*

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147 *Sally moved to adjourn at 9:10 pm, Mike seconded. All in favor.*

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